



BOARD OF ZONING APPEALS DIVISION II

March 10, 2026

Case Number: 2026-DV2-001 (Amended)
Address: 1781 Sloan Avenue (approximate address)
Location: Center Township, Council District #19
Zoning: D-2
Petitioner: Victory College Prep Inc., by Andrew Horton
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an accessory parking area with a 15-foot front yard setback from both Sloan Avenue and Iowa Street, and a 10-foot front yard setback from Dequincy Street (25-foot front setback required), subject to the submitted site plan.

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the February 10, 2026, hearing, to the March 10, 2026, hearing, at the request of the petitioner in order to amend the petition and provide new notice.

Amended Petition: This petition had previously requested a 10-foot front setback from the Sloan Avenue and Iowa Street frontages, and a 15-foot front setback from the Dequincy Street frontage. The request was amended to provide for a 15-foot front setback from the Sloan Avenue and Iowa Street frontages, and a 10-foot front setback from the Dequincy Street frontage. Due to the increase in intensity of the Dequincy Street front setback, new notice was required and provided by the petitioner.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- ◇ The proposed parking area would be an accessory use to the SU-2 zoned elementary school on the west side of Sloan Avenue.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The development standards of the Consolidated Zoning and Subdivision Ordinance, specifically those relating to setbacks, are intended to provide for adequate separation and ventilation between structures and use areas as well as provide for a continuous pattern of development through the block.



- ◇ The subject site is a through lot with frontages on three local streets, and the request would provide for reduced front setbacks on all three frontages. The petitioner has agreed not to put a curb cut on Dequincy Street as shown on the amended site plan. Therefore, Staff is requesting that any approval be subject to the submitted site plan.
- ◇ The Comprehensive Plan recommendation of Suburban Neighborhood allows for Elementary School uses and their related accessory uses as neighborhood servicing institutions. Therefore, Staff would find this request a minor deviation, and would recommend approval.

GENERAL INFORMATION

Existing Zoning	D-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Village Mixed Use	
Overlay	No	
Surrounding Context	Zoning	Surrounding Context
	North: D-3	Single Family Dwellings
	South: D-2	Single Family Dwellings
	East: D-2	Single Family Dwelling
	West: SU-2	Elementary School
Thoroughfare Plan		
Sloan Avenue	Local Street	45-foot existing right-of-way and 50-foot proposed right-of-way.
Iowa Street	Local Street	50-foot existing and proposed right-of-way.
Dequincy Street	Local Street	28-foot existing right-of-way and 50-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Wellfield Protection Area	No	
Site Plan, Revised	February 11, 2026	
Elevations	N/A	
Commitments	N/A	
Landscape Plan	N/A	
Findings of Fact	January 8, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood uses for the site.



Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends Suburban Neighborhood uses for this site and the surrounding parcels. The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves
(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

2025-ZON-088; 1781 Sloan Avenue (subject site), requested the rezoning of 1.09 acres from the D-2 district to the SU-2 district to construct a 77-space parking lot for a school, located at 1780 Sloan Avenue, **withdrawn**.

2005-ZON-009; 1780 Sloan Avenue (west of site), requested the rezoning of 4.658 acres, being in the SU-2 and D-5 Districts, to the SU-2 classification to provide for a charter elementary school, **approved**.

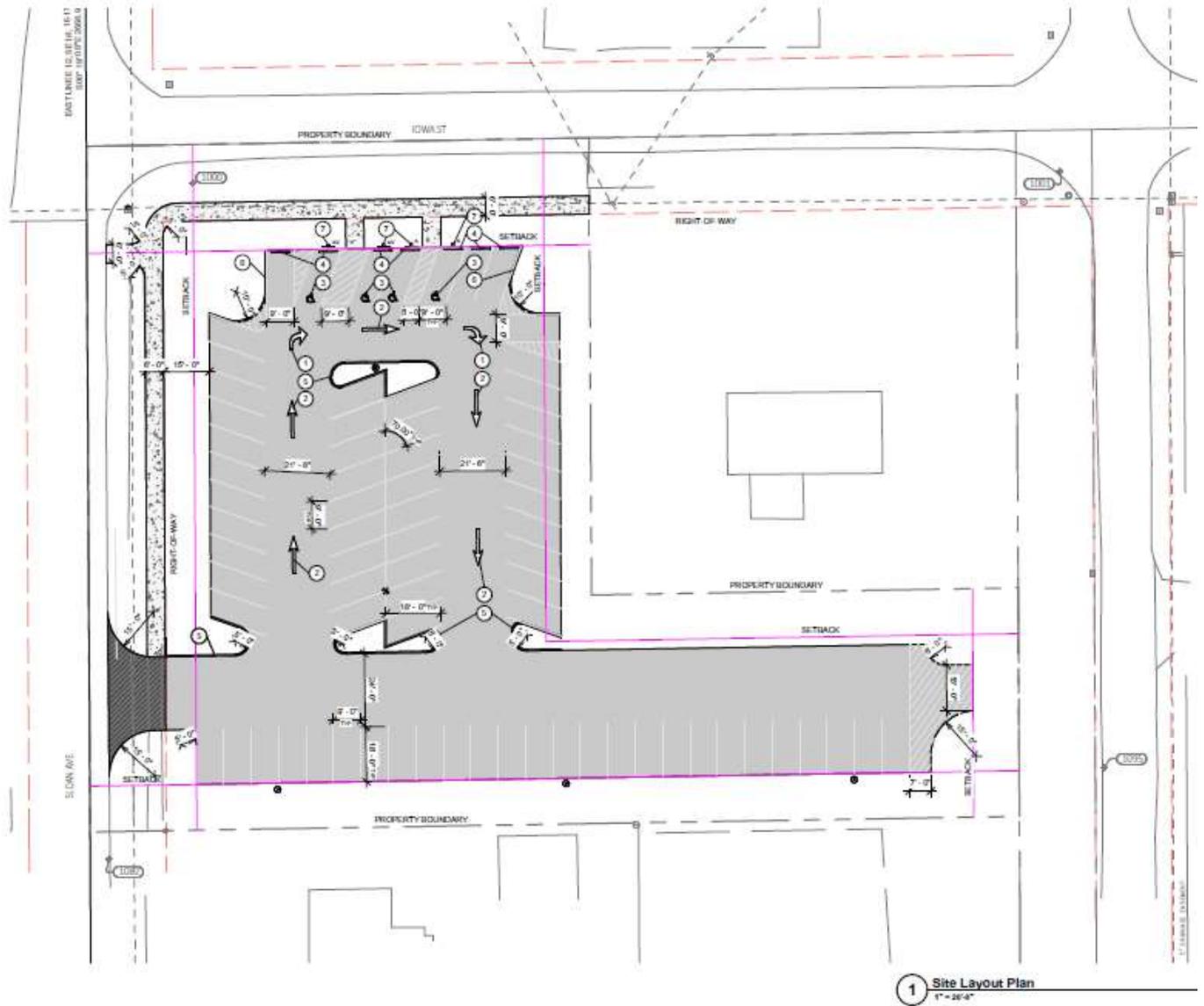
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EXHIBITS

Location Map



Site Plan – Revised February 10, 2026



1 Site Layout Plan
 1" = 20'-0"



Findings of Fact

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed front setback allows for a parking design that removes vehicles from the street and provides for safer use of Sloan Avenue and Iowa Street.

Plantings along the streets and side yards buffer the parking from existing residential properties, and lighting will be designed to meet the City of Indianapolis' performance standards for spill and glare.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Plantings along the streets and side yards buffer the parking from existing residential properties, and lighting will be designed to meet the City of Indianapolis' performance standards for spill and glare.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The strict application of the terms of the zoning ordinance diminishes off street vehicular parking. The diminished off street parking leads to and increase of on-street parking, which in turn contributed to congestion in the immediate area, decreased vehicular safety due to uncontrolled parking in the ROW, as well as moving pedestrians to enter and exist their vehicles in the ROW, rather than in the safety of a controlled off-street Parking Lot.

Photographs



Subject site, looking east from Sloan Avenue frontage



Subject site looking south from Iowa Street frontage



Subject site, looking west from Dequincy frontage.



Elementary school to the west, at 1780 Sloan Avenue.



Adjacent single-family dwelling to the north, at 4819 Iowa Street, looking south.



Adjacent single-family dwelling to the south, at 1783 Sloan Ave, looking east.